

**AGENDA  
ZONING REVIEW BOARD  
OCTOBER 21, 2021  
6:00 P.M., ZOOM MEETING  
5:00 P.M., BOARD BRIEFING**

**MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW**

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGIIM3BHRTUrTFRMc052dmRsQT09>

**Meeting ID: 967 8773 4799 Password: 757803**

**Dial-In Number: 1-929-205-6099 Conference Code: 96787734799#**

**NEW CASES**

1. **Z-21-51** An Ordinance by Zoning Committee to rezone from R-4A/HC20G/BL (Single Family Residential/West End Historic District/BeltLine Overlay) to MR-MU/HC20G/BL (Multifamily Multiunit/West End Historic District/BeltLine Overlay) for property located at **1064 Oglethorpe Avenue SW** fronting approximately 46 feet on the south side of Oglethorpe Avenue beginning at a brick column on the southerly right of way of Oglethorpe Avenue and running thence along said right of way Depth: approximately 189 feet Area: .2181 acres, Land Lot 118, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: ATLANTA REGIONAL HOUSING PARTNERS LLC  
APPLICANT: LAUREN CLAYTON  
NPU T COUNCIL DISTRICT 4
2. **Z-21-66** An Ordinance by Zoning Committee to rezone from R-4A/BL (Single Family Residential/BeltLine Overlay) to MR-MU/BL (Multifamily Multiunit/BeltLine Overlay) for property located at **1101 Church Street NW** fronting 80 feet on the north side of Church Street beginning at a 1/2 inch rebar set on the northern right of way of Church Street, said rebar being 123 feet +/- east of the intersection of the northern right of way of Church Street and the eastern right of way of Longley Avenue, said rebar being the true point of beginning Depth: 165.5 feet Area: 0.322 acres, Land Lot 189, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: JONATHAN JOSEPH AND TIFFANY MCKENZIE  
APPLICANT: BEN WOODROW GILES FOR TSW  
NPU K COUNCIL DISTRICT 3
3. **Z-21-67** An Ordinance by Zoning Committee to rezone from MRC-1-C (Mixed Residential Commercial Conditional) to C-2 (Commercial Service District) for property located at **1800 Metropolitan Parkway SW** fronting 73.96 feet on the east side of Metropolitan Parkway beginning at an iron pin located at the intersection of the north line of Land Lot 90 with the eastern side of Metropolitan Parkway Depth: 622 feet Area: 1.077 acres, Land Lot 90, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: JUBRIL AGBE  
APPLICANT: SAMUEL KWUSHUE  
NPU X COUNCIL DISTRICT 12

4. **Z-21-76** An Ordinance by Zoning Committee to rezone from R-LC-C (Residential Limited Commercial Conditional) and R-4 (Single Family Residential) to PD-H (Planned Development Housing) for property located at **314 West Wieuca Road, 320 West Wieuca Road and 324 West Wieuca Road and 361 Valley Brook Drive rear NE** fronting 219 feet on the north side of West Wieuca Road beginning at the point of commencement in a southeasterly direction along the northeastern right of way of West Wieuca Road for a distance of 881.3 feet to a point on the northeastern right of way of West Wieuca Road, said point being the true point of beginning Depth: 557.95 feet Area: 4.81 acres, Land Lot 65, 17<sup>th</sup> District, Fulton County, Georgia

OWNER:	PAUL WEINTRAUB
APPLICANT:	KENNETH ELLSWORTH
NPU B	COUNCIL DISTRICT 7

5. **Z-21-80** An Ordinance by Zoning Committee to rezone from R-5/SPI-8 (Two Family Residential/Home Park Special Public Interest District) to MRC-2/SPI-8 (Mixed Residential Commercial/ Home Park Special Public Interest District) for property located at **559 10<sup>th</sup> Street NW, 565 10<sup>th</sup> Street NW, and 569 10<sup>th</sup> Street NW and 997 Curran Street NW** fronting 150 feet on the north side of 10<sup>th</sup> Street NW beginning at a jack post found at the intersection of the north right-of-way of 10<sup>th</sup> Street NW with the east right-of-way of Curran Street NW Depth: 150 feet Area: 0.51 acres, Land Lot 149, 17<sup>th</sup> District, Fulton County, Georgia

OWNER:	559, 565, 569, 997 10 <sup>TH</sup> STREET, LLC
APPLICANT:	DAVID HAMILTON
NPU E	COUNCIL DISTRICT 3

6. **Z-21-81** An Ordinance by Zoning Committee to rezone from I-2 (Heavy Industrial) to I-MIX (Industrial Mixed Use) for property located at **1385 Collier Road NW** fronting 412.06 feet on the northern side of Collier Road NW commencing at a point at the intersection of the southwesterly right of way of Hills Place and the northwesterly right of way of Collier Road, formerly known as Hills Avenue; thence running along the northwesterly right of way of Collier Road 259.7 feet to a nail found and the true point of beginning Depth: varies Area: 4.04 acres, Land Lot 193, 17<sup>th</sup> District, Fulton County, Georgia

OWNER:	SWH WYATT 1385 LLC
APPLICANT:	STREAM REALTY ACQUISITION, LLC
NPU D	COUNCIL DISTRICT 9

7. **Z-21-84** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to O-I (Office Institutional) for property located at **1785 Haygood Drive NE, 1791 Haygood Drive NE, 1795 Haygood Drive NE, 1799 Haygood Drive NE, 1803 Haygood Drive NE, 1809 Haygood Drive NE, 1815 Haygood Drive NE, 1821 Haygood Drive NE, 1825 Haygood Drive NE, 1831 Haygood Drive NE, 1837 Haygood Drive NE and 1845 Haygood Drive NE, 1848 North Decatur Road NE, 1854 North Decatur Road NE, and 1931 North Decatur Road NE, 1945 Ridgewood Drive NE, 1949 Ridgewood Drive NE, 1955 Ridgewood Drive NE, 1959 Ridgewood Drive NE, 1965 Ridgewood Drive NE, 1971 Ridgewood Drive NE, 1977 Ridgewood Drive NE, 1981 Ridgewood Drive NE, 1987 Ridgewood Drive NE, 2001 Ridgewood Drive NE, and 2005 Ridgewood Drive NE** fronting 450 feet on the northern side of North Decatur Road NW beginning at an iron pin set at the western point of the miter at the intersection of the southeastern right of way line of Ridgewood Drive and the southwestern right of way line of Haygood Drive Depth: varies Area: 6.4 acres, Land Lot 52, 18<sup>th</sup> District, DeKalb County, Georgia  
OWNER: EMORY UNIVERSITY  
APPLICANT: CHARLES F. PALMER  
ON BEHALF OF EMORY UNIVERSITY  
NPU F COUNCIL DISTRICT 6
8. **U-21-18** An Ordinance by Zoning Committee for a special use permit for an outdoor enterprise pursuant to 16-18U.008 for property located at **778 Oak Street SW** fronting 113 feet on the southeast side of **Oak Street** commencing at a point at the intersection of the southerly right-of-way of Oak Street (50 foot right-of-way, 25 feet from the centerline) with the easterly right-of-way line of Lee Street (60 foot right-of-way, 30 feet from centerline); thence along said right-of-way line of Oak Street S 89° 26' 23" E a distance of 145.00 feet to a point, said point being the point of beginning Depth: 135 feet Area: .350 acres, Land Lot: 108, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: 780 OAK STREET PARTNERS, LLC  
APPLICANT: CECIL FRANCIS  
NPU T COUNCIL DISTRICT 4
9. **U-21-19** An Ordinance by Zoning Committee granting a special use permit to sever excess development density (97,000 square feet of residential floor area) pursuant to 16-18P.005(2)(B) from property located at **990 Peachtree Street NE (sending parcel)** fronting approximately 74.97 feet on the westerly side of Peachtree Street NE to **1405 Spring Street NW (receiving parcel)** fronting 150 feet on the east side of Spring Street NW beginning at a p.k. nail set at the intersection of the easterly right-of-way of Spring Street and the southerly right-of-way of 18<sup>th</sup> Street Depth: varies Area: 0.523 acres, Land Lot 108, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: 1405 SPRING STREET, LLC  
APPLICANT: 1405 SPRING OWNER, LLC  
NPU E COUNCIL DISTRICT 3

10. **U-21-20** An Ordinance by Zoning Committee granting a special use permit to sever excess development density (195,000 square feet of residential floor area) pursuant to 16-18P.005(2)(B) from property located at **979 Crescent Avenue NE (sending parcel)** fronting approximately 139.30 feet on the eastern side of Crescent Avenue NE to **180 10<sup>th</sup> Street (receiving parcel)** fronting 141.53 feet on the north side of 10<sup>th</sup> Street NW commencing at a magnetic nail found at the intersection of the westerly right of way of Piedmont Avenue and the northerly right of way Tenth Street Depth: varies Area: 0.809 acres, Land Lot 106, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: 182 TENTH LLC  
APPLICANT: MRCT INVESTMENTS LLC  
NPU E COUNCIL DISTRICT 6

### **DEFERRED CASES**

11. **Z-21-09** An Ordinance by Zoning Committee to rezone from I-2 (Heavy Industrial) and I-2-C (Heavy Industrial Conditional) to PD-MU (Planned Development Mixed Use) for property located at **285 Mayson Avenue NE and 0 1st Street NE (15 210 03 159)** fronting 380 feet on the west side of Mayson Avenue beginning at an iron pin set at the northerly right of way of LaFrance Street (f.k.a Amanda Street) and the easterly right of way of Mayson Avenue Depth: varies Area: 13.3 acres, Land Lot 210, 15<sup>th</sup> District, DeKalb County, Georgia  
OWNER: SFC GLOBAL SUPPLY CHAIN, INC.  
APPLICANT: TOLL SOUTHEAST LP CO INC.  
NPU O COUNCIL DISTRICT 5
12. **Z-21-61** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-4A/BL (Multifamily Residential/BeltLine Overlay) for property located at **525 Langhorn Street SW** fronting 387 feet on the west side of Langhorn Street beginning at an a point on the west side of Langhorn Street 50 feet north of the intersection of the west side of Langhorn Street with the north side of Oak Street Depth: 121 feet Area: 1.16 acres, Land Lot 140, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: 525 LANGHORN LLC  
APPLICANT: 525 LANGHORN LLC  
NPU T COUNCIL DISTRICT 4
13. **Z-21-83** An Ordinance by Councilmember Natalyn Mosby Archibong to rezone certain properties in the **Edgewood Neighborhood from R-5 (Two Family Residential) to R-5-C (Two Family Residential Conditional)** to encourage compatibility of new construction with existing residential properties; and for other purposes  
NPU O COUNCIL DISTRICT 5

**END OF AGENDA**